

“DREAM MAKER”

City of Savannah Home Purchase Program

| Household Size | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |
|----------------------|----------|----------|----------|----------|----------|----------|----------|----------|
| Maximum Gross Income | \$33,050 | \$37,750 | \$42,500 | \$47,200 | \$51,000 | \$54,750 | \$58,550 | \$62,300 |

Effective 06/26/2010

The City of Savannah Department of Housing (DOH) offers three Dream Maker programs with different levels of assistance. Offering forgivable and affordable loans for down payment assistance, closing costs, gap financing and other related expenses.

PROGRAM HIGHLIGHTS

Who Qualifies?

Households with a combined gross income of 80% or less of the area median income for this area as established by HUD may qualify for participation. See the chart above. Acceptable credit and work histories will be required.

How much can I get?

Dream Maker funds can provide from \$1,000 to \$40,000 for down payment, closing costs and gap financing to qualified participants. Participants will be required to borrow as much as possible from their first mortgage lender before being approved for Dream Maker funds.

Can I rent out the house?

No. You must own and occupy the house unless it has an apartment in addition to your unit.

Do I have to pay it back?

Depending upon the Dream Maker program you participate in, all or a portion of Dream Maker funds may be forgiven if you own and occupy the house for 5, 10 or 15 years. The Dream Maker 3 program generally requires repayment of the second mortgage.

Do I need any cash money?

Yes. You generally need to invest between \$500 and \$1,000 depending upon program and lender requirements.

What else do I need to do?

Buyers must take a home ownership course to make sure they understand the home buying process as well as the financial responsibility of home ownership.

How do I apply?

Contact either the City of Savannah's Department of Housing (DOH) or Community Housing Services Agency, Inc. (CHSA) to schedule an appointment to determine if you meet basic eligibility requirements. Dream Maker applications will be reviewed by DOH.

The DOH will make the final determination regarding your qualifications for participation in the Dream Maker program and the maximum level of funding it is willing to authorize through the Dream Maker program. If you are currently working with a lender or realtor please ask them to contact either DOH or CHSA for additional instructions.

Note: The house must meet HUD HQS prior to purchase. A DOH Construction Specialist must inspect the house and confirm that it meets these minimum standards.

DREAM MAKER-1 CITY-WIDE

- Up to \$4,000 may be forgiven if you live in the house at least (5) years.
- Minimum of \$500 home buyer contribution
- Outside of CDBG Target Neighborhoods--generally south of Victory Drive.

DREAM MAKER-2 CDBG & SUCCESSION* NEIGHBORHOODS

- Up to \$8,000 may be forgiven if you live in the house at least (10) years.
- Minimum of \$500 home buyer contribution
- Inside CDBG target neighborhoods--generally north of Victory Drive.

DREAM MAKER-3 NEIGHBORHOOD REVITALIZATION** AREAS

- Maximum loan amount --New Construction in Revitalization** & CDBG Areas. Homes must be preapproved by the DOH for the DM3 program prior to Construction beginning.
 - 1) DOH Targeted Revitalization Area--Up to \$30,000 1-story house and \$40,000 2-story house.
 - 2) CDBG Target Neighborhood -- Up to \$20,000
- Maximum loan amount -- All other Houses located in the DOH Targeted Revitalization** Area up to \$12,000.
- Minimum of \$500 home buyer contribution.
- Up to \$8,000 may be forgiven/(granted) if the homebuyer lives in the house for the required period from 5 to 15 years.

PARTNERS Offering Home Buyers Classes

**Consumer Credit
Counseling Services
7505 Waters Ave.
Park South Suite C11
691-2227**

**Economic Opportunity
Authority (EOA)
618 West Anderson Street
238-2960
Queen Parker at Ext. 131
or
Mona Clark at Ext. 144**

**Neighborhood Improvement
Association (NIA)
1816 Abercorn St
447-5577**



For More Information Contact:

**City of Savannah
Department of Housing
651-6926
Catherine Mitchell @ Ext. 1886**

Or

**CHSA, Inc.
Darrel Daise @ 651-2169
Our office is located at:
10 East Bay Street
Savannah, Georgia**

*** SUCCESSION NEIGHBORHOODS:**

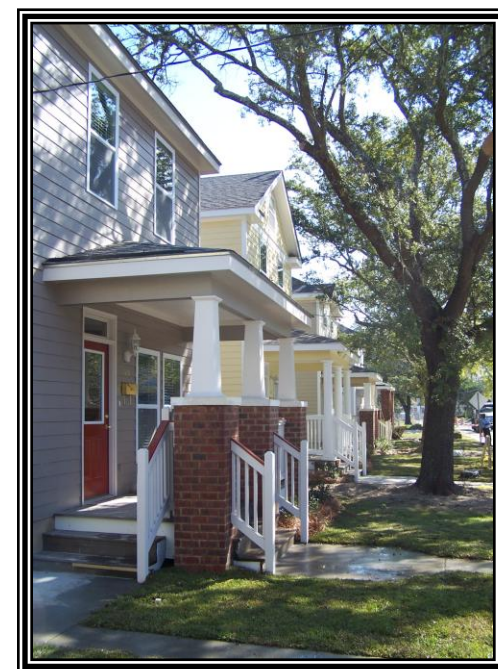
- Edgemere/Sackville
- Paradise Park/Oakhurst
- Largo Woods
- Wilshire Estates/Savannah Mall
- Windsor Forest

**** RETVILIZATION AREAS:**

- Benjamin Van Clark
- Cuyler/Brownville
- Eastside
- Feiler Park
- Ogeecheeton
- Savannah Gardens* (including portions of East Savannah & Twickenham)
- West Savannah
- Waters Avenue Corridor (One Block East and West of Waters Avenue)



“DREAM MAKER” HOME PURCHASE PROGRAM



“WHERE DREAMS COME TRUE”

**City of Savannah
Department of Housing
10 East Bay Street
Savannah, Ga. 31402**

www.savannahga.gov

Residents / Housing and Property / Housing Programs